Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



RADIANCE

IMPERIA



RADIANCE REALTY DEVELOPERS INDIA LIMITED
CHENNAI
600 032

RADIANCE

IMPERIA

Date of Booking:	ERP ID:	Sales force ID:

PERSONAL INFORMATION (TO BE FILLED IN BLOCK/CAPITAL LETTERS ONLY)

Name of the owner/first applicant	Name of the co-owner/second applicant
----------	----------
Photo of the owner / first applicant	Photo of the co-owner / second applicant

Date of Birth		Date of Birth	
Son / Daughter / Wife of		Son / Daughter / Wife of	
PAN (Mandatory)		PAN (Mandatory)	
Aadhar No. (Mandatory)		Aadhar No. (Mandatory)	
Email ID:		Email ID:	

Permanent Address --- --- --- City: ---- Postal Code: ---- State/Province: ---- Country: ---- Landmark: ----	Permanent Address --- --- --- City: ---- Postal Code: ---- State/Province: ---- Country: ---- Landmark: ----
Correspondence Address: ---- --- ---	Correspondence Address: ---- --- ---
Company Name: ---- Office Address: ---- --- --- Office Tel/Mob: ----	Company Name: ---- Office Address: ---- --- --- Office Tel/Mob: ----
Res. Tel. No.: ---- Mob.: ---- Alternate Mob. No.: ----	Res. Tel. No.: ---- Mob.: ---- Alternate Mob. No.: ----

K.S.

RADIANCE REALTY DEVELOPERS INDIA LIMITED ★ CHENNAI 600 032

PERSONAL DETAILS

Industry

☐ IT ☐ ITES/BPO/KPO ☐ Manufacturing ☐ Retail Services ☐ Financial Services

☐ Hospitality ☐ Real Estate ☐ Medical/Pharmaceuticals ☐ Media/Entertainment

☐ Others (If others, please specify) .....

Function

☐ Software ☐ Sales & Marketing ☐ HR/Administration ☐ Finance ☐ Production ☐ Legal

☐ Operations ☐ Business/Self Employed ☐ Others (If others, please specify) .....

Annual Income (INR)

☐ < 5 Lakhs ☐ 5-15 Lakhs ☐ 15-25 Lakhs ☐ 25-50 Lakhs ☐ 50 and above

How did you come to know about this Project? ☐ Advertisement ☐ Company Website ☐ Referral ☐ Agent ☐ Walk-in

☐ Hoarding ☐ Google ☐ Facebook ☐ YouTube ☐ Others (If others, please specify) .....

Do you own a home in any Radiance project?

☐ Yes ☐ No If Yes, Name of the project ..... City .....

Mode of Payment/Source ☐ Own Funds ☐ Home Loan (Preferred Bank/HFI) .....

Purpose of Purchase ☐ Own Use ☐ Investment ☐ Others (If others, please specify) .....

Your current location: .....

Would you be interested in other Projects / Locations by Radiance Realty? ☐ Yes ☐ No If Yes .....

Nature of Project ☐ Residential ☐ Commercial ☐ All

Location ☐ Chennai ☐ Coimbatore ☐ Bangalore ☐ Others (If others, please specify) .....

UNIT DETAILS

Unit Selected	Super Built up Area (Sq.ft.) :	RERA Carpet Area (Sq.ft.) : .....
Car Park Slot No.	RERA Rate per sq.ft. : ₹	Sales Value ₹ .....
Closed by	Sales Manager	Head Sales .....
Remarks:		

SOURCE OF BOOKING

Direct ☐	Referral ☐ Name: ..... Project/Unit No.:	Agent ☐ RERA Registration No.: ..... Agent Name & Seal: ..... Vendor ID (mandatory): .....

Sub Source: .....

CHEQUE IN FAVOUR OF "RADIANCE REALTY DEVELOPERS INDIA LTD"

Booking Amount: ..... (Rupees .....)

Cheque No. / NEFT / UPI ID : .....

Bank / Branch: .....

Owner / First Applicant : ..... Co-owner / Second Applicant : .....

RADIANCE REALTY DEVELOPERS INDIA LIMITED ★ CHENNAI 600 032

TERMS & CONDITIONS

1. Computation of Taxes, GST, GLV, Stamp Duty & Registration Charges are indicative only, subject to verification and change according to the then prevailing norms as prescribed by statutory authorities. This needs to be paid at the appropriate time based on the demands raised.
2. Sale and Construction Agreement shall be entered between the Applicant/s and Radiance within 10 working days from the date of receipt of 10% of the total Flat Cost .
3. Sell-attested proof of Adhaar and Pan Card copies of Applicant/s need to be attached along with this form. If the application is in joint names, then both Applicants need to sign this form and provide all documents.
4. The applicant (s) has/have inspected the location, topography, neighbouring sites, and other details of the project and having been satisfied with the same, have signed and submitted this form to Radiance for Booking the unit. The applicant has also read and understood the details & specifications of the project contained in the brochure provided by Radiance.
5. The applicant (s) has/have inspected the official website of RERA and have gone through the uploaded project documents thoroughly and have understood the scheme of development and are satisfied with the same.
6. For all outstanding dues payable by the Applicant(s) to Radiance, Radiance shall have the first lien on the said Unit.
7. Other terms and conditions of the allotment will be as per the terms of the Agreement for Sale and Construction Agreement.
8. Radiance at their discretion can change the allotment of the car park, before handover, for any valid reason.
9. Further, if the Applicant/s fails to pay the money as per the due date, in the manner provided in the BCS or cancel/withdraw from the Project, then the Radiance at their discretion is entitled to cancel the Allotment by giving a week prior notice and re-allot the Unit to another party.
10. In case of cancellation/withdrawal by the Applicant/s, amounts received till the date of such cancellation shall be refunded after deducting Rs.50,000/-(Rupees Fifty Thousand Only) + GST and the GST applicable as per the stage of completion and Radiance shall refund the balance amount to the Applicant/s within 90 days of such cancellation without any interest. This is for cancellation before execution of the agreements. Cancellation post execution of agreements shall be as per the terms in the agreement.
11. All the payments shall be made only through Cheque/DD/Bank Transfer in favour of Radiance Realty Developers India Ltd...
12. Registration of the Sale Deed will be done only after receipt of all payments due from the Applicant/s to the Radiance.
13. TDS is payable on the unit costing more than Rs 50,00,000 (Rupees Fifty Lakhs) only and it is the sole responsibility of the Applicant/s. Please note that TDS is inclusive of the Total cost agreed upon and is not additional. All payments shall be made after deducting 1% and the same shall be remitted under TDS (Tax Deducted at Source) u/s 194 IA of the Income Tax Act towards & [Project _____ Company] & having pan number [Pan No.AACCN5152H] The credit of the TDS amount will be passed on to your unit only upon submission of Form 16B.

Declaration:

1. We, the undersigned applicant(s) (Owner/First applicant and Co-owner/Second applicant), do hereby declare that the above-mentioned particulars/information given by me/us are irrevocable, true and correct to my/our knowledge and no material fact concealed there from. We have gone through the terms and conditions written in this form and accept the same, which shall ipso facto be applicable to my/our legal heirs and successors. I/We declare that in case of non-allotment of the unit, my/our CID shall be limited only to the extent of the amount paid by me/us in relation to this application form.
2. We have gone through the payment schedule and accept the same.

_____	_____
Signature of Owner / First Applicant	Signature of Co-owner / Second Applicant
Date:	Date:

RADIANCE REALTY

Radiance Realty Developers India ltd.,

Radiance Towers, 1st Floor, Old No.110, New No.111, 33 Feet Road,
Anna Salai, Guindy, Chennai - 600 032. ☎ : **+91 44 43470970**

RADIANCE REALTY DEVELOPERS INDIA LIMITED CHENNAI 600 032



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate